

**STONE CANYON CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, FEBRUARY 27, 2023
ZOOM VIRTUAL MEETING**

The meeting was called to order at 6:31p.m. The following Board members were present for quorum

ESTABLISH A QUORUM

Leslie Stevens, President
Rachel Jones, Vice President
John Sobernheim, Treasurer

Lester Kamp, Secretary
Victoria Englehart, Member at Large

There were five homeowners present. Molly Ryan with Metro Property Management was also present.

I. BOARD BUSINESS

Board Announcements – There were no Board announcements.

Approval of Minutes – January 23, 2023, On a motion duly made and seconded, it was unanimously resolved to approve the minutes from January 23, 2023.

Board members disclose any conflicts of interest regarding agenda items- There were no conflicts of interest.

II. SPECIAL GUEST: NONE SCHEDULED

HOMEOWNER CORRESPONDENCE –

18287 I – Homeowner complimented the Board on the appearance of the community.

18284J – Homeowner asks the Board to waive costs for repair of frozen hose bib. The tenant had a metal hose attached to the hose bib, it froze and needed to be replaced when the issue was discovered. On a motion duly made and seconded, it was unanimously resolved to deny this request.

18332B – Homeowner finished their garage floor with an epoxy that is visible. They were notified they must submit a design review request.

18287E – Homeowner was notified of water intrusion into another home. Suspected source is the washing machine.

There was no more correspondence for Board review.

HOMEOWNER HEARINGS – None

COMMITTEE REPORTS

3246D – Screen Door. On a motion duly made and seconded, it was unanimously resolved to approve the screen door request

18242D – Windows. With the exception of one window, the homeowner is requesting the replacement of the windows with white vinyl windows in the same style as existing. The homeowner would like to replace the glass block with a vented single frame window. On a motion duly made and seconded, it was unanimously resolved to approve the request for replacement windows as submitted.

18332B – Garage floor seal coating – Homeowner would like approval to seal their garage floor with an flecked epoxy. Management is directed to get a picture for further consideration.

HOMEOWNER FORUM- One homeowner reported there is excessive dog feces in the area outside of his home. He was asked if he knew where the culprit resides and instructed to notify management when such inconsiderate behavior is observed. Another homeowner wanted more information regarding the hose bibs. It was found in previous minutes that the Association removed the hose bib handles so the spigots could

not be used. The Association has had requests to restore the handle. The Association informs the resident the handle may be installed but the requesting homeowner must pay to have the hose bib winterized. The hose bibs should not be used between October 15th and May 15th to avoid freezing. Another homeowner reported the lids are not being closed on the totters by the waste removal company which allows trash to blow through the community. Management will notify the vendor.

FINANCIAL STATEMENTS –

January 2023 – The Board carefully reviewed the financials. On a motion duly made and seconded, it was unanimously resolved to approve January 2023 financial reports subject to final audit.

Purchase 6 month CD – On a motion duly made and seconded, it was unanimously resolved to table this matter.

III. ONGOING BUSINESS

SNOW REMOVAL – Brooke Munsinger is no longer with Schultz Industries. The Board discussed the snow removal and would like to walk the property with the new project manager.

2023 LANDSCAPE CONTRACT – On a motion duly made and seconded, it was unanimously resolved to approve the 2023 landscape contract with Schultz Industries.

ROOF REPAIR 18242D – On a motion duly made and seconded, it was unanimously resolved to approve the proposal to repair the roof leak.

ROOF REPAIR 3246H – On a motion duly made and seconded, it was unanimously resolved to approve the proposal to repair the roof leak.

BACKFLOW PREVENTORS AND HOSE BIBS – The City of Aurora issued a letter to Stone Canyon regarding certification of the hose bibs. The City is concerned that the component does not have a backflow preventor on these devices. Management has sent the letter to Morrison Backflow for a proposal. They are working on this.

TREAD MATERIALS – Jim Gregory reported the wood tread is holding up very well. Jim and Molly met on another property to inspect some steel treads. Pictures were shared. The Board would like a proposal for this material as well. A meeting will be scheduled with a vendor familiar with this material. Jim Gregory, John Sobernheim and Molly Ryan will attend the meeting.

OTHER – There were no other items brought before the Board.

IV. MANAGER'S REPORT – Management gave report of items completed and property closings since the last meeting. There were no unanswered questions.

Next Board Meeting – There were some scheduling conflicts among the Board for a meeting on March 27. The next meeting of the Board will be April 10, 2023 at 6:30pm. The meeting will be held via zoom.

IX. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:26pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

_____ Approved by an officer